

MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION REGULAR MEETING HELD MAY 5, 2021, 7:30 P.M., VIA VIDEO TELECONFERENCE

Ann Yakimovicz, Chair (Place 1) Tony Macina, Vice Chair (Place 4)	Brenda Sies (Place 2) Stephan Ambrose (Place 3) Tom Grant (Place 5)	Melody Gayeski (Alternate 1) Alyssa Kline (Alternate 2)
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This meeting was held via video teleconference and was closed to in-person attendance by the public per temporary suspension of the Open Meetings Act by Governor Greg Abbott, which allowed telephone or videoconference public meetings. These actions were taken to mitigate the spread of the COVID-19 virus by avoiding meetings that bring people into a group setting. Members of the public were allowed to submit written comments prior to the meeting and to participate remotely via Zoom Teleconferencing.

ITEMS OPENING MEETING

1. CALL TO ORDER

VICE CHAIR TONY MACINA

Commissioner Brenda Sies called the meeting to order at 7:30 p.m.

2. ROLL CALL

SECRETARY

Present via audio/video conferencing: Commissioners Sies, Grant, Gayeski, Kline

Absent: Commissioners Yakimovicz, Macina, Ambrose

Staff present via audio/video conferencing: City Administrator Jones, Development Services Director Jolly.

3. APPROVAL OF MINUTES

April 7, 2021 regular meeting

A motion was made by Commissioner Grant and seconded by Commissioner Gayeski to approve the minutes of April 7, 2021. The motion carried unanimously.

4. CITIZENS COMMUNICATION

There were no citizen comments.

GENERAL BUSINESS AND ACTION ITEMS:

5. a. **PUBLIC HEARING** to receive public input and consider a request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document No. 2018024745 Official Public Records, Travis County, Texas, for approval of a Preliminary Plat to subdivide 54.44 acres of land to be known as "The Hollows Sanctuary South" into eighty-one (81) single family lots and four (4) non-residential lots, located entirely within Tract D off Destination Way, Jonestown, Texas. (This item was postponed at the April 7, 2021, meeting)

Applicant has requested this item be postponed to the June 2, 2021 meeting.

b. Discussion and possible action on a recommendation to City Council regarding the above request by The Hollows on Lake Travis, LLC, for approval of a Preliminary Plat to subdivide 54.44 acres of land to be known as “The Hollows Sanctuary South” into eighty-one (81) single family lots and four (4) non-residential lots, located entirely within Tract D off Destination Way, Jonestown, Texas. (This item was postponed at the April 7, 2021, meeting)

Applicant has requested this item be postponed to the June 2, 2021 meeting.

6. Discussion on amending the City of Jonestown Code of Ordinances, Chapter 14 Zoning, Section 14.02.081 Conditional Use Permit, to remove Item (14) Climate controlled storage facility.

Commissioners noted this conditional use had been added to the zoning ordinances several years ago to accommodate the Austin Stone Storage project; however, with the surplus of climate controlled storage facilities in the Jonestown area, a conditional use for storage facilities is no longer needed. Commissioners directed City staff and City attorneys to draft an ordinance amendment to remove Item (14) Climate controlled storage facility from Chapter 14 Zoning, Section 14.02.081 Conditional Use Permit, and present at the next Planning and Zoning Commission meeting for consideration.

7. Discussion on amending the City of Jonestown Code of Ordinances, Chapter 10 Subdivision Regulation, Section 10.02.086 Blocks and Lots, (2) Lots, to add regulations for minimum square footage for buildable area on residential lots between items (H) and (I).

Commissioners discussed City staff concerns with developers proposing new subdivision plats with lots that are long and narrow to reach the ½ acre minimum lot size, and building challenges for lots with steep slopes, buffer zones and floodplain areas. City Manager Jones suggested parameters for buildable area and discussed ways to address concerns with long narrow lots. Also discussed were adding a minimum lot width to Item (H) and prohibiting building in the floodplain. City staff will draft a recommendation for the Planning and Zoning Commission June meeting.

8. Discuss revisions to the draft ordinance to change minimum lot size from one-half acre to one acre for R-1 single family residential district.

Commissioners discussed this topic at a previous meeting and prefer to keep the minimum lot size for R-1 single-family residential district at one-half acre with average lot size of one acre. City staff discussed possible revisions for Chart 1 and Chart 2 in Section 14.02.061 of the Zoning Ordinances, including a title change for Chart 1, revisions to minimum lot area and width for R-1, and updates to both charts to reflect the recent removal of the I-2 Industrial zoning district. City Manager Jones recommended cleanup for this section of the ordinances with amendments to be drafted for Planning and Zoning Commission consideration next month.

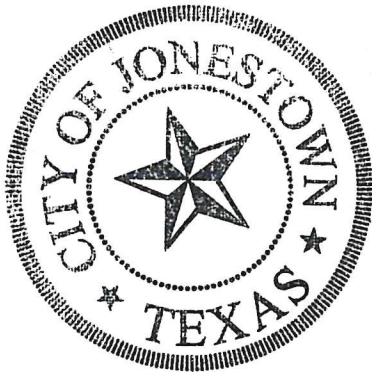
9. Update from staff on current department activities.

Director Jolly provided updates on development activity, ordinance revisions, permitting and code enforcement. City Manager Jones shared details on two development projects at FM 1431 at E. Reed Park Road and FM 1431 at Lake Crest.

10. ADJOURNMENT

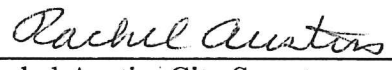
Commissioner Gayeski moved to adjourn the meeting, seconded by Commissioner Grant. The motion carried unanimously. Commissioner Sies adjourned the meeting at 8:25 p.m.

PASSED AND APPROVED AT A MEETING HELD ON JUNE 2, 2021.





~~Tony Macina, Vice Chair~~
MELODY GAYESKI
ATTEST:



Rachel Austin, City Secretary